143.0	0003	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	822,400 / 822,400
					USE VALUE:	822,400 / 822,400
					ASSESSED:	822,400 / 822,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		STEVENS TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COOLIDGE CAROL A
Owner 2:	
Owner 3:	
Street 1:	15 STEVENS TERRACE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	COFFIN CHRISTOPHER J TRUSTEE -
Owner 2:	CHRISTOPHER J COFFIN 2011 -
Street 1:	15 STEVENS TERRACE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .186 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1939, having primarily Wood Shingle Exterior and 2194 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8083.000	292,400		530,000	822,400
Total Card	0.186	292,400		530,000	822,400
Total Parcel	0.186	292,400		530,000	822,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 374.84 /Parcel: 374.84

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 92633

GIS Ref

GIS Ref

Insp Date 04/20/18

!11093!

PREVIOUS ASSESSMENT

Parcel ID 143.0-0003-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	292,400	0	8,083.	530,000	822,400		Year end	12/23/2021
2021	101	FV	282,500	0	8,083.	530,000	812,500		Year End Roll	12/10/2020
2020	101	FV	282,500	0	8,083.	530,000	812,500	812,500	Year End Roll	12/18/2019
2019	101	FV	236,100	0	8,083.	496,900	733,000	733,000	Year End Roll	1/3/2019
2018	101	FV	236,100	0	8,083.	410,700	646,800	646,800	Year End Roll	12/20/2017
2017	101	FV	236,100	0	8,083.	377,600	613,700	613,700	Year End Roll	1/3/2017
2016	101	FV	236,100	0	8,083.	344,500	580,600	580,600	Year End	1/4/2016
2015	101	FV	221,900	0	8,083.	337,900	559,800	559,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:53:41

LAST REV

Date	Time
12/14/21	10:39:35
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11093

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COFFIN CHRISTOP	1573-12	1	5/19/2021		700,000	No	No		
SHAER SUSAN,	1443-40		10/4/2013		735,000	No	No		
GHAYUR TARIQ/ET	1116-106		9/15/1993		243,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/14/2002	159	Redo Bat	15,000	C				
3/31/1995	139	Alterati	9,000					REPLACE WALL
9/20/1993	471		24,300					22X10 ADD TO KITCH

ACTIVITY INFORMATION

Date	Result	By	Name
4/20/2018	MEAS&NOTICE	CC	Chris C
11/26/2008	Meas/Inspect	163	PATRIOT
1/18/2000	Inspected	276	PATRIOT
12/1/1999	Mailer Sent		
11/18/1999	Measured	264	PATRIOT
8/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	92633
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8083		Sq. Ft.	Site		0	80.	0.82	9									529,993						530,000	

Total AC/HA: 0.18556 | Total SF/SM: 8083 | Parcel LUC: 101 One Family | Prime NB Desc Brackett | Total: 529,993 | Spl Credit | Total: 530,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.18922198
Const Adj.:	0.99989998
Adj $ / SQ:	130.801
Other Features:	96800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	397259
Depreciation:	104876
Depreciated Total:	292383

COMMENTS

SINK IN BMT/ SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	10	BRs:	3	Baths:	1	HB					

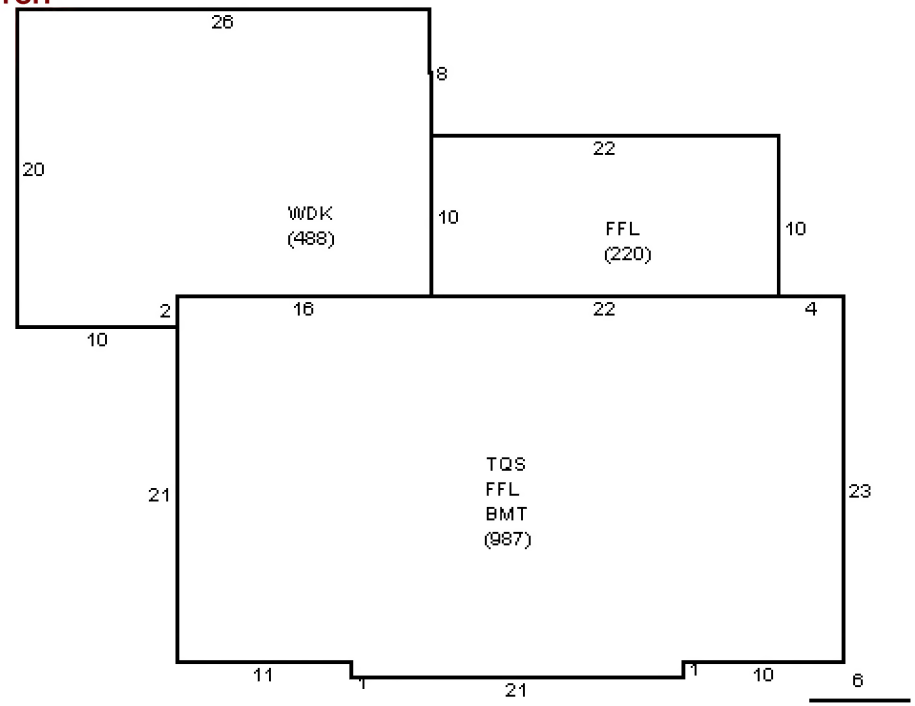
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1993
Baths:	2002
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	3	
Totals			
1	10	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	130.80
Special Features:	0	Val/Su Net:	85.45
Final Total:	292400	Val/Su SzAd	150.16

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,207	130.800	157,877
BMT	Basement	987	42.380	41,829
TQS	3/4 Story	740	130.800	96,826
WDK	Deck	488	8.050	3,928

Net Sketched Area:	3,422		Total:	300,460	
Size Ad	1947.25	Gross Area	3669	FinArea	2194

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	F	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

143.0-0003-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

IMAGE

AssessPro Patriot Properties, Inc